

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

March 10, 2014

1:30 p.m.

Members Present

Jim Henderson, Chairman
Perry Crocker, Secretary
Ted Como
Hoyt Denton
David Oaks

Members Absent

Liza Harmon, Vice-Chairman
Jewell McKinney

Staff Present

Corey Shepherd, Planner
Ken Weems, AICP

Visitors Present

Mark Selby
Charles Newland
Billee Moore
Debbie Waggoner
Skip Norrell

Jim Henderson, Chairman of the Historic Zoning Commission (HZC), opened the regular meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the March 10, 2014 regular meeting. The HZC requested to include the full wording from the Park Hill Historic Guidelines in the minutes pertaining to acceptable paint colors. The guidelines read, "When structures are repainted the base (stucco) color shall be Glidden "Desert Floor" Semi-Gloss, or an identical color of another brand. The trim shall be Glidden "Stewart House Brown" High Gloss, or an identical color of another brand. If doors are to be repainted, the approved trim color shall be used." On a motion by Commissioner Oaks, seconded by Commissioner Como, the regular meeting minutes were unanimously approved as amended.

Under "New Business", the Commission addressed the request to consider granting a Certificate of Appropriateness for 4812 Orebank Road, located in the Exchange Place Historic District. The request is to receive a Certificate of Appropriateness to approve the relocation of the Gaines-Anderson Log House. Bancroft ministries have donated the house to Exchange Place. The structure is currently located at the corner of East Stone Drive and Bancroft Chapel Road. The house was built in 1786 on property that was part of the original Exchange Place holdings. Chairman Henderson shared his experience with the structure as he had inspected in the past. Chairman Henderson stated that the structure as we see it today was actually two separate structures built at two separate times connected by a "dog-trot". Chairman Henderson also stated that there was three feet difference in the floor levels of the two structures. The structure will be deconstructed on site and reassembled at Exchange Place. Then, Mark Selby, President of Netherland Inn/Exchange Place Association, addressed the HZC. He gave the HZC some insight as to the condition of the existing building, location of the building at Exchange Place, and some potential uses for the building once relocated. The HZC commended representatives of Exchange Place for preserving

the structure. On a motion by Commissioner Como, seconded by Commissioner McKinney, the COA was awarded as submitted, unanimously.

Under “Other Business”, the HZC reviewed an in-house approval for 242 East Main Street, located in the Main Street Historic District. Planner Shepherd gave a detailed report about the in-house approval. Planner Shepherd stated that the in-house approval was for replacing some damage woodwork on the storefront and to install a black awning consistent with other awnings in the district. The applicant had also requested to paint the building “tan”. However, Chairman Henderson and Planner Shepherd did not feel comfortable issuing an in-house approval for this particular item in the application. Planner Shepherd explained to the applicant that if he wishes to paint the building “tan” he would need to come before the HZC for a Certificate of Appropriateness.

Next, under “Other Business”, Planner Ken Weems gave a brief presentation to the HZC regarding the “Canal Street Rezoning” that would be on the March Planning Commission agenda. Planner Weems informed the HZC that the rezoning request would take the outlined area (along Sullivan Street) from a B4-P (planned business district) zone to a B-2 (central business district). He cited the fact that the B-2 zone does not create any non-conforming uses and that the zone allows residential uses as rationale for the rezoning.

During the public comment portion of the meeting Skip Norrell stated that the rezoning area falls within an overlay district and there should be, “some regulation for what goes into that property so that is sensitive for that historic area.” After some brief discussion, several Commissioners encouraged the guests in attendance to attend the March 20, 2014 Planning Commission to express their concerns.

There being no further business, the meeting adjourned at 2:30 p.m.

Respectfully Submitted,

Perry Crocker, Secretary